



BOARD OF ADJUSTMENT HEARING  
Development & Business Services Center  
1901 S. Alamo Street  
BOARD ROOM

Monday, June 2, 2003 at 1:00 P.M.

**MEMBERS**

VACANT– District 1	Yolanda Arellano – District 7
Oscar R. Williams – District 2	Abe Ramirez – District 8
Jesse Jenkins – District 3	D. Mike Villyard – District 9
Joseph Tinti – District 4	Michael Gallagher – District 10
Jesse Zuniga – District 6	Dale Riser - Mayor
Laura Lizcano – District 5, Chairperson	

Pursuant to authority granted by Section 551.071 Texas Open Meetings Act, entitled "Consultation with Attorney: Closed Meeting," the Board of Adjustment may adjourn into Executive Session for advisement by counsel in Cases No. A-03-047 and No. A-03-055.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

CASE NO. A-03- 047	Jesus & Grace Isaac, 611 Oriental Ave.
CASE NO. A-03-049PP	Shawn Brook of Tetco Stores, 619 Division
CASE NO. A-03-051	Edgar Dodson representing Guadalupe Del Guidice, 541 Lovett
CASE NO. A-03-052	John Friesenhahn, 9503 Lorene
CASE NO. A-03-054	Leticia Campos, 1016 Blanco Rd.
CASE NO. A-03-055	Star Storage Facility, 875 E Ashby Place

- V. Consider approving the Minutes of May 5, 2003 and May 19, 2003.
- VI. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/bldginsp/BOA.htm](http://www.sanantonio.gov/bldginsp/BOA.htm)

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S. Alamo. Accessible parking spaces are located at the front entrance off of Alamo Street. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

# BOARD OF ADJUSTMENT

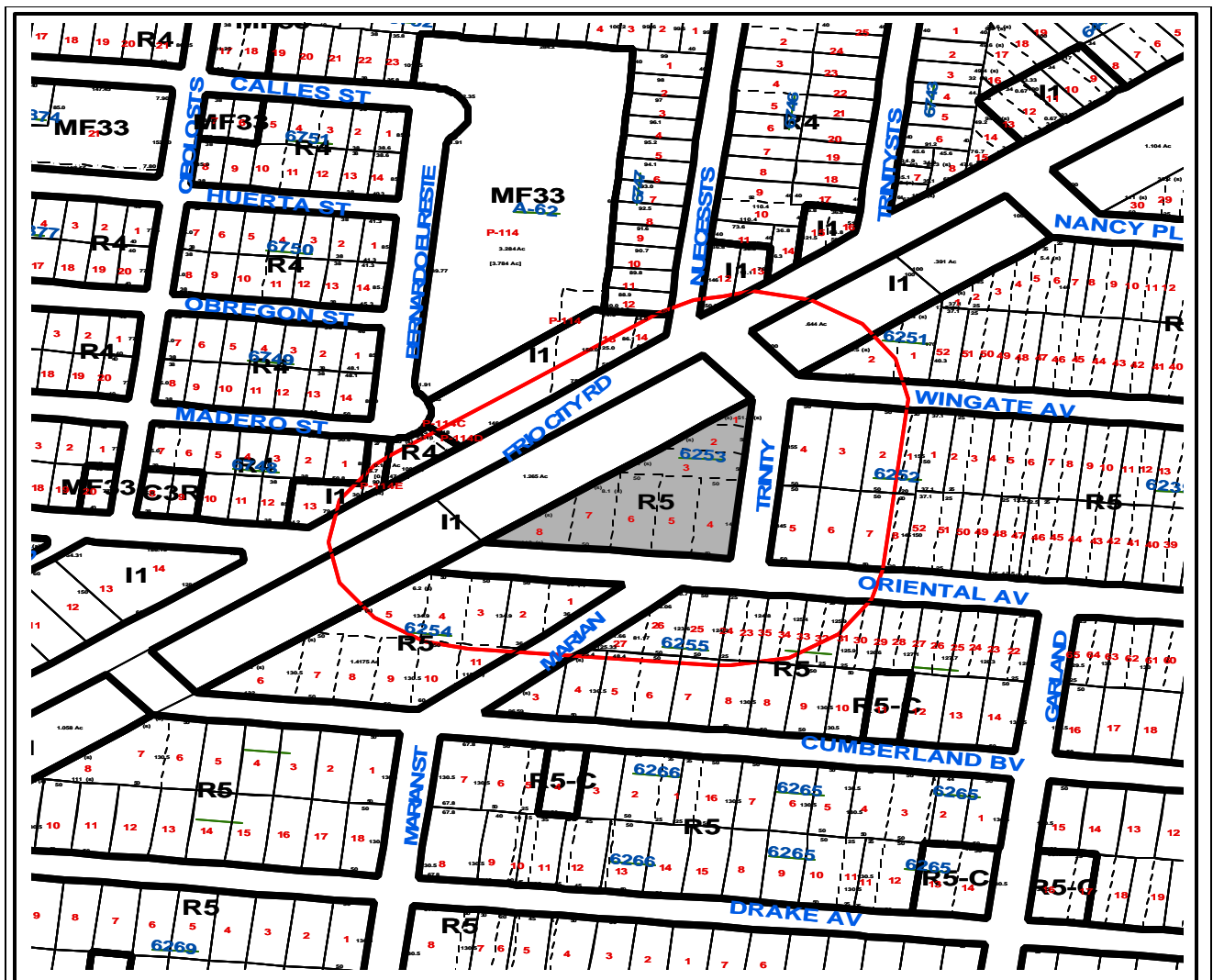
June 2, 2003

CASE NO. A-03-047

Isaac's Material Handling  
Lots 1-8, New City Block 6253  
611 Oriental Ave.  
Zoned: "R-5" Residential Single Family District

The applicant is appealing the Director of Development Service's decision to not issue a Certificate of Occupancy for 611 Oriental Ave.

The Development Services Department could not issue this permit because of Section 35.706 (e) of the Unified Development Code states in part "the right to operate and maintain any nonconforming use, except a single family dwelling unit, shall terminate and shall cease to exist whenever the structure or structures in which the nonconforming use is operated and maintained is damaged or destroyed from any cause whatsoever, and the cost of repairing such damage or destruction exceeds fifty (50) percent of the replacement cost of such structure on the date of such damage or destruction.



# BOARD OF ADJUSTMENT

June 2, 2003

CASE NO. A-03-049PP

Tetco Stores

Lot 17, New City Block 7915

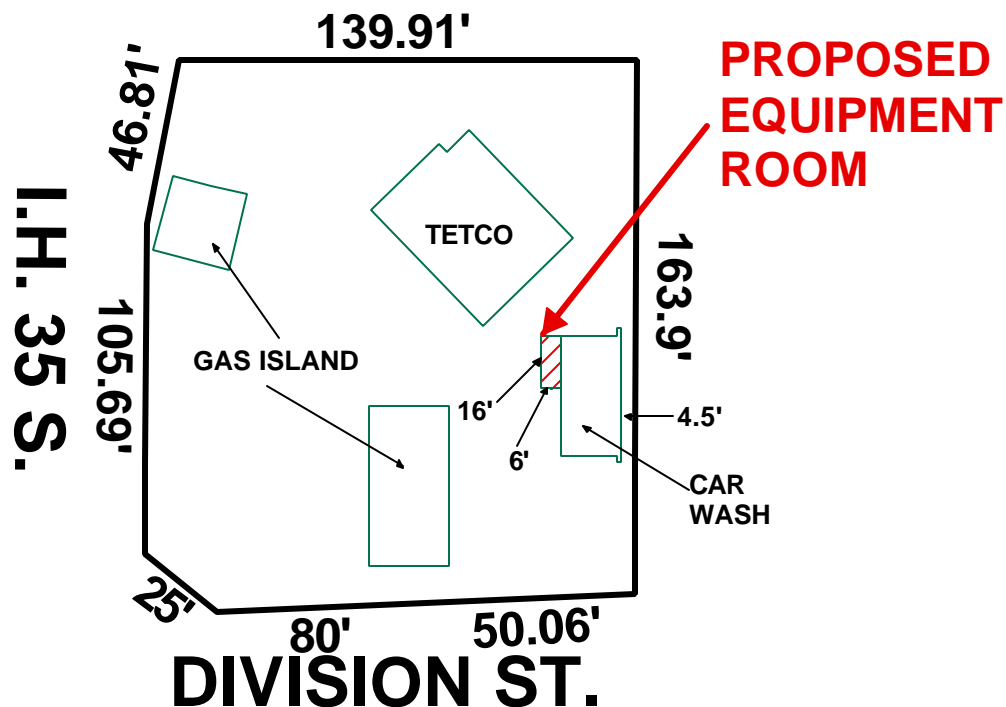
619 Division Ave.

Zoned: "C-3 R" Commercial Restrictive Alcoholic Sales District

The applicant requests a variance to build and add an addition onto an existing structure that is within the side yard setback requirements.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a side yard setback of 30 feet.

The applicant's proposal is to add an equipment room to an existing structure that is located within the side yard setback.



NOT TO SCALE

**A-03-049**

PLOT PLAN

BOARD OF ADJUSTMENT

June 2, 2003

CASE NO. A-03-051

Guadalupe Delguidice

Lots 24-25, Block 4, New City Block 8743

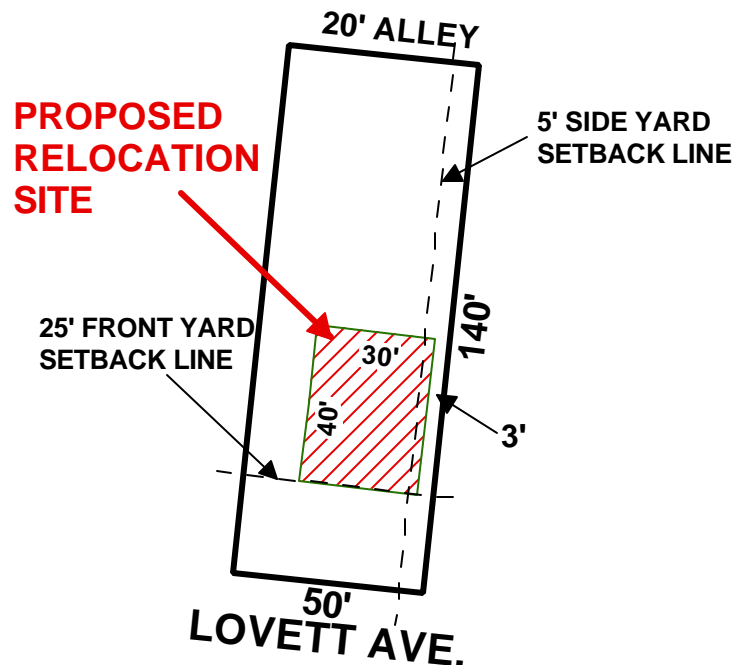
541 Lovett Ave.

Zoned: "R-6" Residential Single Family District

The applicant requests a Special Exception to relocate a structure from 2432 S. Loop 410 W to 541 Lovett Ave. and a variance to place this structure within the side yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-389 of the Unified Development Code (UDC) requires a Special Exception to move or relocate any structure and Section 35-310.01(b) of the Unified Development Code (UDC) requires a 5' side yard setback.

The applicant's proposal is to place a residential structure at this location.



NOT TO SCALE

**A-03-051**

PLOT PLAN

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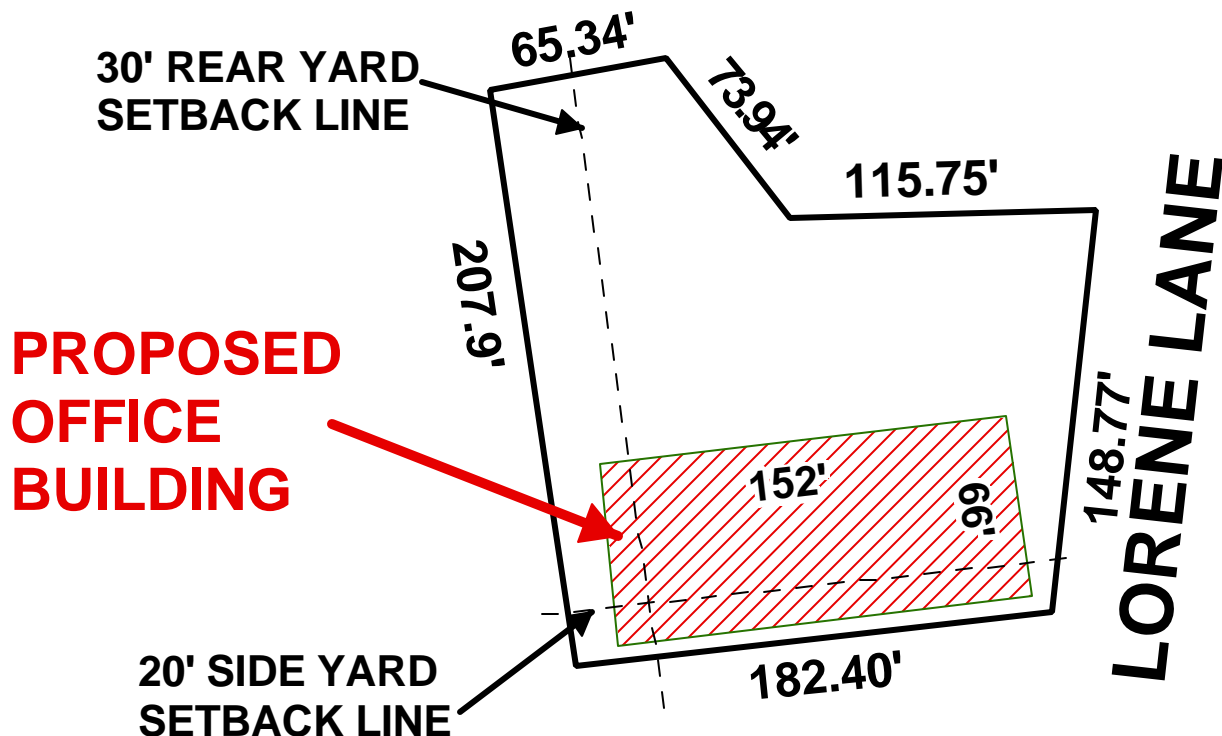
CASE NO. A-03-052

Sage Western Investments represented by John Freisenhahn  
Lot 1, Block 4, New City Block 11714  
9503 Lorene  
Zoned: "O-1" Office District

The applicant requests a variance to build an office building within the side and rear yard setback requirements and required buffer yard.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a 20' side yard setback and a 30' rear yard setback and Section 35-510-2 of the Unified Development Code (UDC) requires a 15' buffer.

The applicant's proposal is to build an office building at this location.



NOT TO SCALE

**A-03-052**

PLOT PLAN

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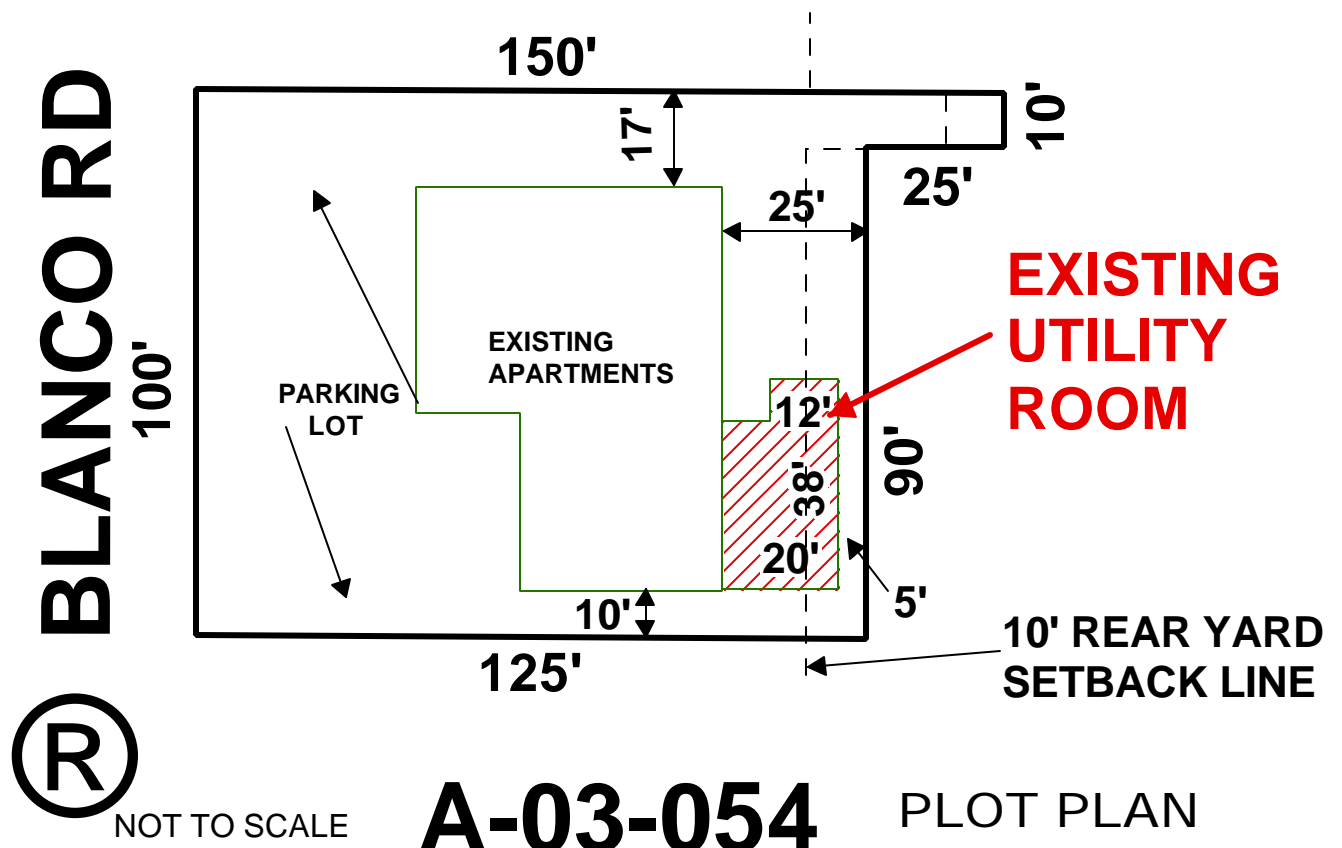
CASE NO. A-03-054

Leticia Campos  
Lot 19, New City Block 6523  
1016 Blanco Rd.  
Zoned: “MF-33” Multi-Family District

The applicant requests a variance to keep a structure within the rear yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a 10' rear yard setback.

The applicant's proposal is to keep this structure with a 5' rear setback.



# BOARD OF ADJUSTMENT

June 2, 2003

CASE NO. A-03-055

Borden Park L.P.

Lots 11-14, New City Block 3053

875 East Ashby Place

Zoned: "I-1" RIO-2 Industrial River Overlay 2 District

Per Section 35-451 (d)(3) the applicant has requested to appeal the Historic Design & Review Commission's denial of sign face changes on the four (4) existing monopole signs at 875 East Ashby Place.

The Development Services Department could not issue this permit because the provisions of the RIO-2 requirements on signage within the Rio Overlay District do not allow signs as proposed per Section 35-678 (c)(2)

The applicant's proposal is to change the sign face on four (4) existing monopole signs in like size dimensions to that currently displayed and originally permitted by the City of San Antonio.

